

**PERSONAL REPRESENTATIVE'S DEED**

**Kevin K. Kessner, as Personal Representative of the Estate of Jahan Zeb Khan, deceased, sole member of Blue Diamond Hotels, LLC, a Wyoming limited liability company, hereinafter referred to as Grantor, of Sheridan County, Wyoming, for valuable consideration, grants, bargains and conveys to High Plains Hospitality, LLC, a Wyoming limited liability company, whose address is P.O. Box 1039, Sheridan, Wyoming 82801, Grantee, the following-described real estate situate in Sheridan County, Wyoming, to-wit:**

The South half of Lot 10, and Lots 11 and 12 in Block 16 and Lot 1 in Block 18 of the Wyoming Mutual Investment Company's Addition to the City of Sheridan, Sheridan County, Wyoming. EXCEPTING THEREFROM that parcel of land conveyed to The Transportation Commission of Wyoming in Warranty Deed recorded January 21, 2010, in Book 513, Page 336.

(physical address is 1672 and 1704 N. Main Street, Sheridan, Wyoming 82801).

IN WITNESS WHEREOF, I hereunto set my hand and seal this 11<sup>th</sup> day of April, 2025.

**ESTATE OF JAHAN ZEB KHAN, DECEASED**

By: Kevin K. Kessner

**Kevin K. Kessner  
Personal Representative of the Estate of  
Jahan Zeb Khan, deceased, sole member of  
Blue Diamond Hotels, LLC**

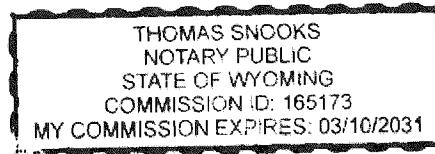
STATE OF WYOMING )  
: SS.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by **Kevin K. Kessner, as Personal Representative of the Estate of Jahan Zeb Khan, deceased, sole member of Blue Diamond Hotels, LLC**, this 11<sup>th</sup> day of April, 2025.

Witness my hand and official seal.

  
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Notary Public

My Commission Expires: March 10, 2031





CERTIFIED COPY

No. 7024-CV-117  
District Court Sheridan County Wyoming

APR 10 2025

Rene Botter Clerk  
Brian Phillips Deputy

IN THE DISTRICT COURT, FOURTH JUDICIAL DISTRICT  
COUNTY OF SHERIDAN, STATE OF WYOMING

IN THE MATTER OF THE ESTATE ) Probate No. CV-2024-117  
OF )  
JAHAN ZEB KHAN, )  
Deceased. )

**ORDER AUTHORIZING SALE OF REAL PROPERTY AND  
CONFIRMATION OF SALE**

This matter having come before the Court upon the Petition for Authority to Sell Real Property, filed by Alam Zeb Khan and Kevin K. Kessner, the duly appointed, qualified and acting Co-Personal Representatives of the Estate of Jahan Zeb Khan, deceased, and the Court having reviewed the record of this matter and being otherwise duly advised in the premises, FINDS:

1. The Petitioners, in their capacity as the Co-Personal Representatives of this Estate, have in their possession certain real property and improvements located at 1672 and

1704 N. Main Street, Sheridan, Wyoming 82801, situate in Sheridan County, Wyoming, commonly known as the Rodeway Inn & Suites, and owned as record title by Blue Diamond Hotels, LLC, and more particularly described as:

**The South half of Lot 10, and Lots 11 and 12 in Block 16 and Lot 1 in Block 18 of the Wyoming Mutual Investment Company's Addition to the City of Sheridan, Sheridan County, Wyoming EXCEPTING THEREFROM that parcel of land conveyed to The Transportation Commission of Wyoming in Warranty Deed recorded January 21, 2010 in Book 513, Page 336.**

2. The property described in Paragraph 1, has been appraised by a disinterested, third-party as set forth in the Report of Appraisal of Value of Estate Assets, filed with this Court. As set forth in the Report of Appraisal, the real property identified above located in Sheridan County, Wyoming, was appraised at a value of \$840,000.00 - \$940,000.00.

3. The Co-Personal Representatives have entered into a Purchase Agreement for the sale of the real property and improvements located at 1672 and 1704 N. Main Street, Sheridan, Wyoming 82801, for a total purchase price of \$880,000.00.

4. The Petition for Authority to Sell Real Property requested this Court to authorize the Co-Personal Representatives to sell the above-described real property and improvements at the price and upon the terms and conditions set forth in the Purchase Agreement for Real Property, and direct the Co-Personal Representatives to execute and deliver a deed or any original titles, assignments, or evidences of ownership to the purchaser of any such property upon receipt of payment of the purchase price.

5. As shown in the record of this matter, pursuant to Wyoming Statutes, the decedent's surviving spouse and all known beneficiaries received a copy of the Petition for Authority to Sell Real Property and received proper notice of the hearing on the Petition for Authority to Sell Real Property. No objections to the Petition for Authority to Sell Real Property were filed or made by any beneficiary, in writing or otherwise, before or at the time of the hearing.

6. In consideration of all matters set forth in the Petition for Authority to Sell Real Property, it is in the best interests of this Estate and in the best interests of all persons interested in this Estate that the Co-Personal Representatives be authorized to sell the above-described property at the price and upon the terms and conditions set forth in the Purchase Agreement for Real Property, for the reasons that such a sale will make available money necessary to pay the debts and charges of this Estate as set forth in Wyo. Stat. Ann. § 2-7-701 and will otherwise facilitate the administration and ultimate distribution of this Estate.

7. The sale pursuant to the Purchase Agreement for Real Property is at a price and upon terms advantageous to this Estate and in all respects made in conformity with law and should be approved and confirmed.

**IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED** that Co-Personal Representatives, Alam Zeb Khan and Kevin Kessner be, and hereby are, AUTHORIZED to sell the above-described property at the price and upon the terms and conditions set forth in the Purchase Agreement for Real Property, and, further, the Court

hereby APPROVES and CONFIRMS the sale pursuant to the Purchase Agreement for Real Property and DIRECTS one of the Co-Personal Representatives to execute and deliver a deed or any original titles, assignments, or evidences of ownership on behalf of Blue Diamond Hotels, LLC to the purchaser upon receipt of payment of the purchase price.

**DONE IN OPEN COURT** this 10<sup>th</sup> day of April 2025.

ORIGINAL SIGNED BY: DARCI A.V. PHILLIPS  
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DISTRICT JUDGE

Certificate of Clerk of the District Court: The above is a true and correct copy of the original instrument which is on file or of record in this court.

Done this 10 day of April 2025  
....., Clerk  
By..... Rene Botter ..... Deputy  
By..... Briandellay ..... Deputy